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TOWN OF CHAPEL HILL - PROJECT FACT SHEET

A. IDENTIFICATION OF DEVELOPMENT

Date: 01-14-04

Plans dated: 11-26-03

Tax Map 50, Block D, Lot 2

Parcel Identification Numbers (PINs) 9799-23-4058

Name of Project: Binkley Baptist Church

Type of Request: Special Use Permit

Use Group (Sec. 3.7-1): Place of Worship Zoning District(s): CC

B. GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A)

NSA 215,709 sq. ft.

♦ Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A)

Total adjacent frontage x ½ width of the right-of-way

CSA 21,571 sq.ft.

Credited Open Space (App. A)

Total adjacent frontage x ½ public or dedicated right-of-way

COS 0

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 237,280 sq.ft.

C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio

FAR 4.29 Maximum Floor Area (FAR x GLA)

MFA 101,802 sq.ft.

Impervious Surface Ratios

• Low Density Option

ISR 0.25

Maximum Impervious Surface or (ISR x GLA)

MIS 59,325 sq.ft.

• High Density Option

ISR 0.5

Maximum Impervious Surface or (ISR x GLA)

MIS 118,650 sq.ft.

• High Density Non Residential Option

ISR 0.7

Maximum Impervious Surface or (ISR x GLA)

MIS 166,110 sq.ft.

Recreation Space Ratio

RSR NA

Minimum Recreation Space (RSR x GLA)

RSR NA

D. DIMENSIONAL MATRIX REQUIREMENTS

(Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	26,855	5,315	32,170
Principal Building Area	Floor Area on Ground Level	BA(1)	26,855	5,315	32,170
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	401		401
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	478	478
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	27,256	5,793	33,049
Basic Uncovered Area	GLA-BA	UA	210,044		204,251
Recreational Space (Sec. 5.5)		RS	N/A	N/A	N/A
Gross Land Area with Impervious Surface			69,696	20,909	90,605
Percentage of Gross Land area with Impervious Surface (Imper+GLA)			29%	9%	38%
If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			29%	12%*	38%

* Post 1993 impervious surface, GLA-pre 1993 impervious surface.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	5,500 sq.ft.	215,709 sq.ft.
Lot width (Sec. 3.8-1)	50'	350'
Street Frontage Width (Sec. 3.8-1)	40'	600'

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (49)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	22'	60'
	Interior	8'	118' south, 68' west
	Solar	9'	162'
Maximum Height (Sec. 3.8-1)	Primary	34'	NA
	Secondary	60'	30' existing building

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings	1	1 existing	Regular Spaces 304 SANCTUARY SEATS	76 (1 PER 4 SEATS)	83	90%
Number of Storage Sheds	0	3 existing	Sunday Handicap Spaces		4	5%
Number of Efficiency Units	NA	NA	Handicap Spaces	4	4	5%
Number of Single Bedroom Units	NA	NA	Total Spaces	80	87	NA
Number of 2 Bedroom Units	NA	NA	Loading Spaces	0	0	NA
Number of 3 Bedrooms Units	NA	NA	Other: (Grass parking)	0	0	NA

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Highway 15/501	30'	30' & 15' (with 15' alt. @ 143')
2. Willow Drive	15'	162'
3. Interior (south)	15'	29' (existing buffer)
4. Interior (west)	15'	15' (existing buffer)
5.		
6.		

F. UTILITIES

Water	Sewer	Electric Service	Telephone Service
OWASA yes	OWASA yes	Underground yes	Underground yes
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground
Community Well(s)	Comm. Package Plant		
Other	Other		

NOTE: Public water and sewer required if located inside the Urban Service Boundaries.

Estimated Wastewater Discharge (Gallons/Day) : 5,000 gallons/day

Fire Protection Provided by: Chapel Hill Fire Department

Solid Waste Collection Provided by: Town of Chapel Hill

Total Area within Floodway: 0

Total Area within Flood Plain: 0

Total Area within Resource Conservation District: 0

Total Area within Watershed Protection District: 100% (237,280 sq.ft.)

Soil Type(s): White Store Soils Average Slope of Site: 2%

G. ADJOINING or CONNECTING STREETS

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Hwy. 15/501	200'	60'	4	paved	no	yes
Willow Drive	60'	30'	2	paved	yes	yes